

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

.....
IN RE: : CASE NO. 5-15-03421-RNO
: :
STEPHEN MATLIN, : CHAPTER 7
: :
DEBTOR. :
.....

REPORT OF PRIVATE SALE OF REAL PROPERTY

1. DATE OF SALE: October 12, 2018
2. TRUSTEE: Mark J. Conway
3. PURCHASER: Matthew Smith and Deanna Smith
4. BRIEF DESCRIPTION OF ASSET/PROPERTY ADDRESS: 629 W. Lakeview Drive, Lake Ariel, Wayne County, PA 18436.
5. CONTRACT SALES PRICE: \$410,000.00 (See attached Closing Disclosure, Line 01)
6. GROSS SALES PRICE: \$415,047.04 (See attached Closing Disclosure)
7. NET TO SELLER: \$34,486.35 (See attached Closing Disclosure, Lines 06, 07, Cash to Seller)
8. OTHER COSTS: \$380,560.69 (See attached Closing Disclosure)
9. NET AMOUNT REALIZED BY THE ESTATE: \$15,500.00 (Carve-out of \$13,000.00 & legal fees of \$2,500.00), pursuant to an Order dated October 9, 2018. Additionally, the sums of \$237,079.16 and \$102,941.76 were paid by the Estate to first and second mortgages held against the real property sold and the net was paid was paid to Debtor in lieu of his exemption.

LAW OFFICES OF MARK J. CONWAY, P.C.

DATE: May 28, 2019

/s/ Mark J. Conway
MARK J. CONWAY, ESQ.
502 South Blakely Street
Dunmore, PA 18512
(570) 343-5350

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STEPHEN MATLIN,	:	CHAPTER 7
	:	
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CERTIFICATE OF SERVICE

I, Constance Norvilas, Paralegal, hereby certify that on this 28th day of May, 2019, I electronically filed the foregoing with the Clerk of the Bankruptcy Court using the CM/ECF system which sent notification of such filing to the following Filing Users at the following e-mail addressed:

U.S. Trustee
Middle District of PA
228 W. Market Street
Room 1190
Harrisburg, PA 17101
ustregion03.ha.ecf@usdoj.gov

LAW OFFICES OF MARK J. CONWAY, P.C.

/s/ Constance Norvilas
Constance Norvilas, Paralegal
502 S. Blakely St.
Dunmore, PA 18512
(570) 343-5350

Closing Disclosure

Closing Information

Date Issued
Closing Date 10/12/2018
Disbursement Date 10/12/2018
Settlement Agent All Pocono Settlement
File # SS6357
Property Lot 629 Sec 7 H, 629 W.
 Lake Ariel, PA 18436
Sale Price \$410,000

Transaction Information

Borrower Matthew Smith, Deanna Smith
 108 Tipperary Drive
 Phoenixville, PA 19460
Seller Stephen Matlin
 1645 The Hideout
 Lake Ariel, PA 18436

Summaries of Transactions

SELLER'S TRANSACTION

Due to Seller at Closing	\$415,047.04 ✓
01 Sale Price of Property	\$410,000.00 ✓
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	

Adjustments for Items Paid by Seller in Advance

09 City/Town Taxes to	
10 County Taxes 10/12/2018 to 12/31/2018	\$336.23
11 Assessments to	
12 HOA Dues 10/12/2018 to 12/31/2018	\$376.15
13 School taxes 10/12/2018 to 06/30/2019	\$3,990.41
14 Water/Sewer-4th Qtr 10/12/2018 to	\$344.25
15	
16	

Due from Seller at Closing \$393,560.69

01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$40,539.77
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	\$237,079.16
05 Payoff of Second Mortgage Loan	\$102,941.76
06 Carve-Out claims to Mark Conway, Trustee	\$10,000.00 ✓
07 Unsecured creditors to Mark Conway,	\$3,000.00 ✓
08 Seller Credit	
09	
10	
11	
12	
13	

Adjustments for Items Unpaid by Seller

14 City/Town Taxes to	
15 County Taxes to	
16 Assessments to	
17	
18	
19	

CALCULATION

Total Due to Seller at Closing	\$415,047.04
Total Due from Seller at Closing	\$393,560.69
Cash to Close <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	✓ \$21,486.35

Contact Information

REAL ESTATE BROKER (B)

Name	Berkshire Hathaway Home Services
Address	10 Roosevelt Avenue Hawley, PA 18428
License ID	RB068829
Contact	Chris Badolato
Contact License ID	RS288048
Email	croyal@ptd.net
Phone	(570) 647-7823

REAL ESTATE BROKER (S)

Name	Remax Best
Address	1200 Hamlin Highway Lake Ariel, PA 18435
License ID	
Contact	Heather Meagher
Contact License ID	R8283663
Email	heathermeagher@remax.net
Phone	(570) 698-7299

SETTLEMENT AGENT

Name	All Pocono Settlement Services, LLC
Address	3041 Rt. 940 #106 Mount Pocono, PA 18344
License ID	623712
Contact	Kathryn Koths
Contact License ID	N/A
Email	kathryn@apsspa.net
Phone	(570) 839-6696



Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Closing Cost Details

Loan Costs	Seller-Paid	
	At Closing	Before Closing
A. Origination Charges		
01 % of Loan Amount (Points)		
02		
03		
04		
05		
06		
B. Services Borrower Did Not Shop For		
01		
02		
03		
04		
05		
06		
07		
08		
09		
10		
C. Services Borrower Did Shop For		
01		
02		
03		
04		
05		
06		
07		
08		

Other Costs

E. Taxes and Other Government Fees		
01 Recording Fees Deed: Mortgage:		
02 State Tax/stamps to Wayne County Recorder of Deeds	\$4,100.00	
F. Prepaids		
01 Homeowner's Insurance Premium mo. to		
02 Mortgage Insurance Premium mo. to		
03 Prepaid Interest per day from to		
04 Property Taxes mo. to		
05		
G. Initial Escrow Payment at Closing		
01 Homeowner's Insurance per month for mo.		
02 Mortgage Insurance per month for mo.		
03 Property Taxes per month for mo.		
04 Aggregate Adjustment		
05		
06		
07		
08		
H. Other		
01 Cap Assess./Final Read to Roamingwood Water & Sewer	\$50.00	
02 HOA Dues/late fees to The Hideout	\$1,781.35	
03 HOA Resale fee to The Hideout	\$200.00	
04 Notary fee to Chris Halstead	\$15.00	
05 RE Tax-2018 School to Marlene Yedinak, Tax Collector	\$5,559.16	
06 Real Estate Commission Buyers Broker to Berkshire	\$12,300.00	
07 Real Estate Commission Sellers Broker to Remax Best	\$12,300.00	
08 Reimbursement Trustee to Law Offices of Mark J Conway, P.C.	\$2,500.00	
09 Water/Sewer back fees to Roamingwood Water & Sewer	\$952.26	
10 Water/Sewer-3rd/4th Qtr to Roamingwood Water & Sewer	\$782.00	
J. TOTAL CLOSING COSTS	\$40,539.77	\$0.00

Confirm Receipt

By signing, you are only confirming that you have received this form.

Seller Signature

Date

Seller Signature

Date

Addendum

Closing Information:

Date Issued:

File No: SS6357

Closing Date: 10/12/2018

Property Information: Lot 629 Sec 7 H, 629 W. Lakeview Drive
Lake Ariel, PA 18436

Transaction Information:

Borrower: Matthew Smith

Borrower: Deanna Smith

Address: 108 Tipperary Drive

Address:

City/ST/Zip: Phoenixville, PA 19460

City/ST/Zip:

Seller: Stephen Matlin

Address: 1645 The Hideout

City/ST/Zip: Lake Ariel, PA 18436

Other Costs	Seller-Paid	
	At Closing	Before Closing
H. Other		
06 Real Estate Commission Buyers Broker to Berkshire Hathaway Home Services Pocono RE	\$12,300.00	

SELLER'S TRANSACTION

M. Due to Seller at Closing

Adjustments for Items Paid by Seller in Advance

14 Water/Sewer-4th Qtr 10/12/2018 to 12/31/2018	\$344.25
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N. Due from Seller at Closing

07 Unsecured creditors to Mark Conway, Trustee	\$3,000.00
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Additional Text	Text that could not fit on pages 1-5 are shown in full here.
Area	Full Text
Closing Information, Settlement Agent	All Pocono Settlement Services, LLC